VAUGHAN ECONOMIC DEVELOPMENT

COMMUNITY AND ECONOMIC DEVELOPMENT FUND

VAUGHAN

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ECONOMIC DEVELOPMENT

MOVE YOUR PROJECTS FORWARD, FASTER IN VAUGHAN.

Reducing barriers and building a more business-friendly city

COMMUNITY AND ECONOMIC DEVELOPMENT FUND

Vaughan is committed to building a more business-friendly city – helping companies move from interest to investment with greater speed, clarity and confidence. That means reducing barriers to development and expansion, and making it easier for businesses to invest, build and grow.

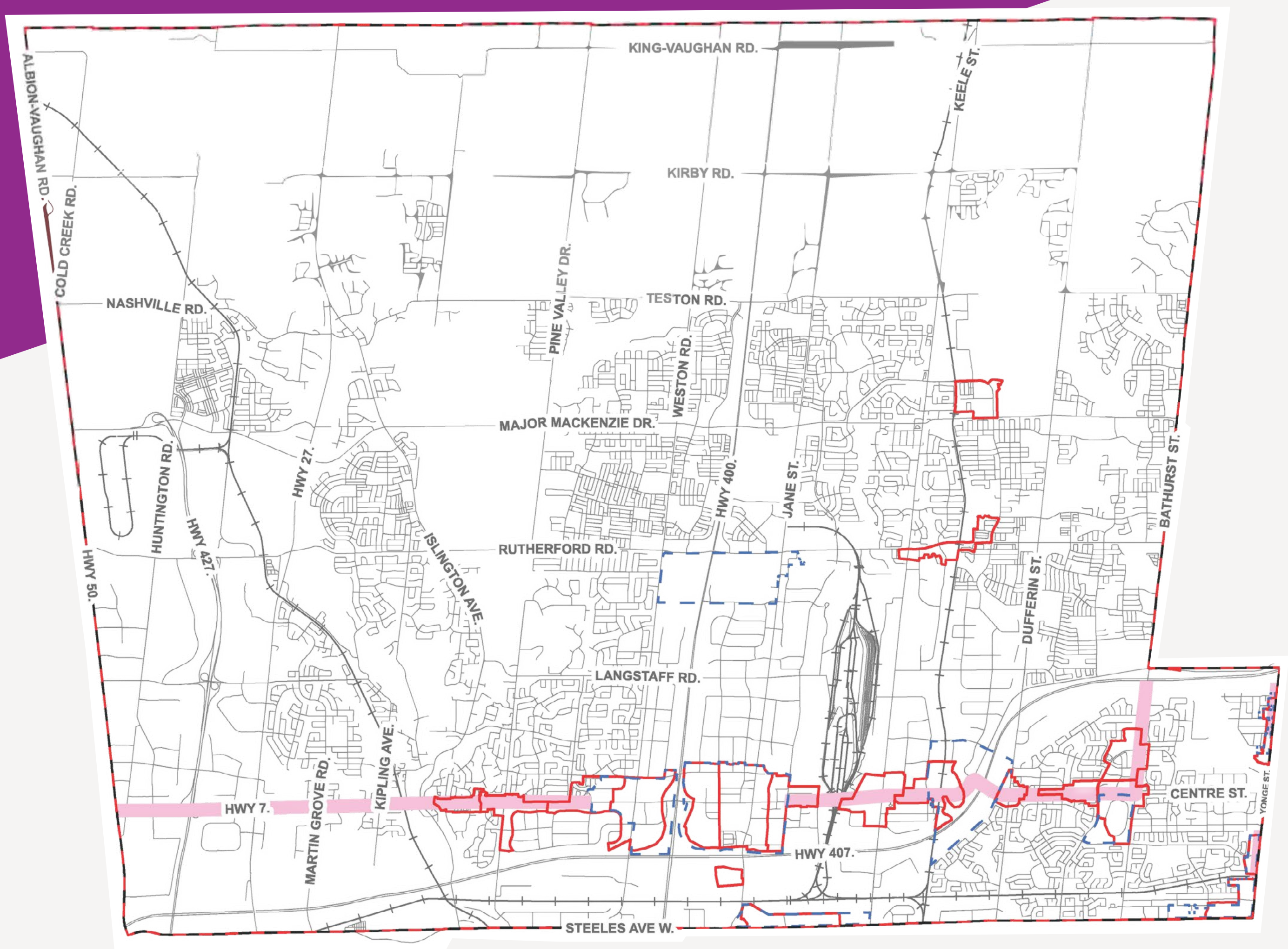
The Community and Economic Development Fund offers targeted financial incentives to support new office space, non-residential development and smart mobility solutions that attract talent and businesses and foster complete, connected and vibrant communities.

Financial incentive programs and eligibility areas

The Community and Economic Development Fund offers eight financial incentive programs, comprised of development charge deferrals, capital grants and forgivable loans. They will be available in three phases from 2026 to 2030.

Each financial incentive program is eligible in an applicable Community Improvement Plan Area. These include the Complete Community and Large Non-Residential category, applying to select secondary plan areas, protected major transit station areas and primary corridors, and the Movement of Goods and Talent category applying to city-wide plan areas.

COMMUNITY IMPROVEMENT PLAN AREA



LEGEND

Municipal Boundary

Complete Community and Large Non-Residential

Secondary Plan Areas [1]

Protected Major Transit Station Areas

Primary Corridor [1]

Movement of Goods and Talent

Citywide

1 - Boundary delineations are existing, and draft as proposed through the Vaughan Official Plan, 2025, which is subject to adoption by Vaughan Council and approval by the Province.

FINANCIAL INCENTIVE PROGRAMS

Phase 1 (2026 to 2030)	Eligible Community Improvement Plan Area: Complete Community and Large Non-Residential	Eligible Community Improvement Plan Area: Movement of Goods and Talent
Major Office Development Charges Deferral A development charges deferral of **50 per cent to 100 per cent** for a major office, based on a size threshold between **75,000 square feet** and **600,000 square feet** until change of use. This incentive is capped at five years or at **600,000 square feet**.	✓	
Convention Centre Development Charges Deferral A development charge deferral for 10 years for a convention centre with **90,000 square feet** of exhibition hall space. This incentive is capped at five years or at **90,000 square feet**.	✓	
Interim Use Activations (Retail or Recreational) Grant A capital grant of up to **80 per cent** of fees incurred, up to **$50,000 per project** to activate vacant or underutilized spaces during build-out phases. This incentive is capped at **$250,000 or five projects**.	✓	

*The availability and timing of financial incentives under each phase are subject to available funding and annual budget approvals, and may change over time. Not all incentives identified in the Plan will necessarily be available in each phase. The **vaughanbusiness.ca/invest** webpage will be updated periodically to reflect current incentive availability; however, inclusion of an incentive does not guarantee its availability at any given time. The City reserves the right to modify, suspend, or discontinue any incentive at its discretion.*

Phase 2

(2027 to 2030)

Incentive	Eligible Community Improvement Plan Area: Complete Community and Large Non-Residential	Eligible Community Improvement Plan Area: Movement of Goods and Talent
Urban Format Supermarkets, Grocery Stores and Food Services for New Construction Development Charges Deferral A development charge deferral for two years for new supermarkets and grocery stores, with or without food service, in a mixed-use building of at least **12,000 square feet**. This incentive is capped at four years or at **675,000 square feet**.	✓	
Urban Agriculture, Creative Industries, Incubation, Co-working and Research Facilities Forgivable Loan A forgivable loan valued at up to **$50,000 per project**, up to **80 per cent** of total project costs, to establish eligible services and programs in partnership with a non-profit organization. This incentive is capped at **$250,000**.	✓	
Sustainable Built Environment Grant A capital grant of up to **80 per cent** of fees, to a maximum of **$20,000 per project** for gold-level developments and qualifying retrofit projects under the Sustainability Metrics Program to implement accessible and sustainable design features. This incentive is capped at **$140,000 or seven projects**.	✓	

Phase 3

(2029 to 2030)

Incentive	Eligible Community Improvement Plan Area: Complete Community and Large Non-Residential	Eligible Community Improvement Plan Area: Movement of Goods and Talent
Urban Format Supermarkets, Grocery Stores and Food Services for Retrofit Forgivable Loan A forgivable loan valued at up to **$50,000 per project** or **50 per cent** of performance-based costs to retrofit a grocery store, with or without food service, in a mixed-use building. This incentive is capped at **$150,000 or three projects**.	✓	
Transportation Demand Management Strategy Forgivable Loan A forgivable loan of up to **$25,000 per project** to prepare a transportation demand management strategy. This incentive is capped at **$1 million**.		✓

How to apply

1. Book a pre-consultation meeting with Vaughan Economic Development at **vaughanbusiness.ca/invest** to discuss your idea, check eligibility and confirm submission details. (Recommended step)

2. Prepare required submission materials.

3. Submit your application to the online submission portal at **vaughanbusiness.ca/invest**.

More information

To view full details of each financial incentive, including eligibility criteria, eligible costs and application requirements, please refer to the Community Improvement Plan for Non-Residential Development and Complete Communities, and the Efficient Movement of Goods and Talent (PDF), available at **vaughanbusiness.ca/invest**.

Contact us

If you have any questions regarding the Community and Economic Development Fund, contact us at **ed@vaughan.ca**.

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